105.0	0004	0006.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	762,800 / 762,800
					USE VALUE:	762,800 / 762,800
					ASSESSED:	762,800 / 762,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		OLD MIDDLESEX PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CANDURA ANN-MARIE F
Owner 2:	
Owner 3:	
Street 1:	34 OLD MIDDLESEX PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CANDURA ANN-MARIE F -
Owner 2:	CANNIFF LISA A -
Street 1:	34 OLD MIDDLESEX PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,910 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2002 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

Joseph V Candura

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10910.000	239,700		523,100	762,800
Total Card	0.250	239,700		523,100	762,800
Total Parcel	0.250	239,700		523,100	762,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.10 | /Parcel: 381.1

Legal Description

User Acct 67607

GIS Ref

GIS Ref

Insp Date 03/13/09

Entered Lot Size

Total Land:

Land Unit Type:

!8338!

PREVIOUS ASSESSMENT

Parcel ID 105.0-0004-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,700	0	10,910.	523,100	762,800	762,800	Year End Roll	12/18/2019
2019	101	FV	196,600	0	10,910.	523,100	719,700	719,700	Year End Roll	1/3/2019
2018	101	FV	196,600	0	10,910.	448,400	645,000	645,000	Year End Roll	12/20/2017
2017	101	FV	196,600	0	10,910.	418,500	615,100	615,100	Year End Roll	1/3/2017
2016	101	FV	196,600	0	10,910.	358,700	555,300	555,300	Year End	1/4/2016
2015	101	FV	195,600	0	10,910.	321,300	516,900	516,900	Year End Roll	12/11/2014
2014	101	FV	195,600	0	10,910.	297,400	493,000	493,000	Year End Roll	12/16/2013
2013	101	FV	195,600	0	10,910.	283,600	479,200	479,200		12/13/2012

PRINT

Date	Time
12/10/20	22:54:57

LAST REV

Date	Time
07/27/16	08:23:14

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8338

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANDURA ANN-MAR	1428-83		12/21/2012	Family	247,500	No	No		
	656-151		1/1/1901		1	No	No		Rose Candura dod 12/19/2010

USER DEFINED

Prior Id # 1:	67607
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2015	634	Alterati	5,700		6/9/2015			rebuild front bric
3/8/2002	190	Redo Kit	4,700	C				REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2015	Permit Insp	PC	PHIL C
3/13/2009	Meas/Inspect	163	PATRIOT
12/10/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	263	PATRIOT
8/7/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10910		Sq. Ft.	Site		0	70.	0.68	4									523,112						523,100	

Total AC/HA: 0.25046 | Total SF/SM: 10910 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 523,112 | Spl Credit | Total: 523,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.32829452
Const Adj.:	0.99742496
Adj $ / SQ:	125.863
Other Features:	63203
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325669
Depreciation:	85977
Depreciated Total:	239693

COMMENTS

22 223097.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

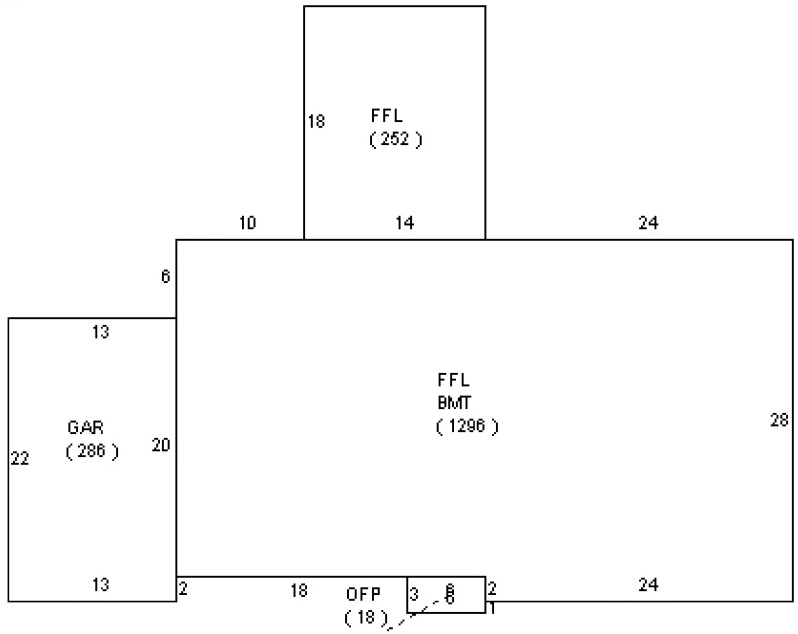
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	125.86
Special Features:	0	Val/Su Net:	76.14
Final Total:	239700	Val/Su SzAd	154.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,548	125.860	194,836
BMT	Basement	1,296	46.350	60,068
GAR	Garage	286	23.680	6,773
OFP	Open Porch	18	43.890	790
	Net Sketched Area:	3,148	Total:	262,467
Size Ad	1548	Gross Are	3148	FinArea 2002

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0004-0006.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						

More: N	Total Yard Items:		Total Special Featues:		Total: